

1 January 13, 1997  
2 Ord97.1.6d

Introduced by Jane Hague  
Proposed No. 96-326

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ORDINANCE NO. 12598

AN ORDINANCE concurring with the recommendation of the Hearing Examiner to approve, subject to conditions (modified), the Urban Planned Development Permit application of The Quadrant Corporation, designated Department of Development and Environmental Services File No. L94UP001 and authorizing execution of a Development Agreement consistent therewith.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance does hereby adopt and incorporate herein as its findings and conclusions the findings and conclusions contained in the report and recommendation of the hearing examiner dated June 28, 1996, as modified by the August 14, 1996, supplemental report and recommendation, which were filed with the clerk of the council on September 19, 1996, to approve, subject to conditions (modified), the urban planned development permit application of The Quadrant Corporation, designated department of development and environmental services file no. L94UP001, and the council does hereby adopt as its action the recommendations contained in said report and supplement.

SECTION 2. Except as modified herein, the terms and

1 are hereby adopted and incorporated by reference herein. The  
2 first two paragraphs of the groundwater monitoring plan located  
3 at FCC/UPD permit section 2.2.2.0(3) are amended as follows:

4 3. A monitoring plan shall be conducted as outlined in  
5 section X of the MPD with the following changes:

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7 The groundwater hydrology levels monitoring duration  
8 shall be: Begin baseline with installation and collect  
9 for two years (continuous at BC-2, MC-1, ECW-1C; and  
10 bi-monthly at others). Record again at 25% and 50%  
11 buildout of Division 1. Begin again at 75% buildout of  
12 Division 1 and continue for 8 years following 75% UPD  
13 buildout. Three wells remain to be drilled in ECW-3,  
14 MC-2 and east of the development on the applicant's  
15 property. The exact location of the wells shall be  
16 approved by King County.

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18 Two groundwater hydrology levels threshold exceedance  
19 criteria are established: 1) A decline in the  
20 seasonally adjusted average of the levels of ~~all nine~~  
21 wells ~~on-site~~ OBW-1 through 8 more than 3 feet below  
22 baseline levels for two consecutive years which decline  
23 cannot be explained by variations in rainfall or the

1 levels of wells OBW-5 through 8 of more than 11 feet  
 2 below the baseline levels for two consecutive years  
 3 which decline cannot be explained by variations in  
 4 rainfall or pumping of off-site wells in amounts  
 5 greater than those in effect during baseline data  
 6 collection.

7 SECTION 3. The King County executive is hereby authorized  
 8 to execute an agreement with The Quadrant Corporation which  
 9 permits construction of the Northridge project in accordance  
 10 with the terms and conditions of the urban planned development  
 11 permit adopted in Section 2, above.

12 INTRODUCED AND READ for the first time this 1ST day of  
 13 April, 1996.

14 PASSED by a vote of 8-2 this 10<sup>th</sup> day of January,  
 15 1997.

16 KING COUNTY COUNCIL  
 17 KING COUNTY, WASHINGTON  
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Chair Gene Hague

26 ATTEST:

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 30 Geoff A. Peterson  
 Clerk of the Council